



## VALE CLOSE

London  
W9

Guide Price  
£6,250,000

Joint Sole Agent

An outstanding 4/5 Bedroom detached family home (3,457sq ft / 321 sq m) discreetly situated in a secure gated cul-de-sac off Maida Vale with private gardens and parking.

The house is quietly situated towards the end of the cul-de-sac, has been extensively renovated to create a sophisticated and elegant home with level access to a private rear garden. This superb house features a large drawing room, Dining room, TV / Living room, a luxury fitted kitchen leading out to an attractive landscaped rear garden with an excellent Studio room which can be used as a gym or home office.

# ASTON CHASE

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## VALE CLOSE

London  
W9

Guide Price  
£6,250,000  
Subject To Contract

Joint Sole Agent

Freehold

The house is centrally located between St John's Wood and Little Venice, a picturesque location where the Grand Union and Regents Canals meet and is home to several waterside cafes, pubs and eateries. From here, you can take a boat trip or follow the tow path on foot and see how the winding waterway snakes its way through the heart of the city. The house is also within proximity to a selection of shops and eateries as well as the extensive array of boutiques, pavement cafes and restaurants of St John's Wood, with transport links including Maida Vale 0.2 miles (Bakerloo Line), St John's Wood 0.7 miles (Jubilee Line) and access to numerous bus routes. The house is superbly located for Lords Cricket Ground 0.7 miles and Regent's Park 1 mile away.

COUNCIL TAX: H

EPC RATING: C





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## ACCOMMODATION

- Principal bedroom suite with large en suite bathroom
- Two further bedrooms with en suite bath/shower rooms
- Further bedroom
- Study/bedroom 5
- Drawing Room
- Dining Room
- Kitchen / Breakfast Room
- TV / Living Room
- Gym / Home Office
- Cloakroom
- Utility / Laundry room

## AMENITIES

- High specification Kitchen with Miele & Gaggenau appliances
- Control 4 AV home automation
- Ample Storage
- Security and CCTV
- Lutron lighting system (ground floor and principal suite)
- Central Air conditioning (Daikin)
- Underfloor heating ground floor and en-suite bathrooms
- Private parking within gated road
- Front and rear gardens

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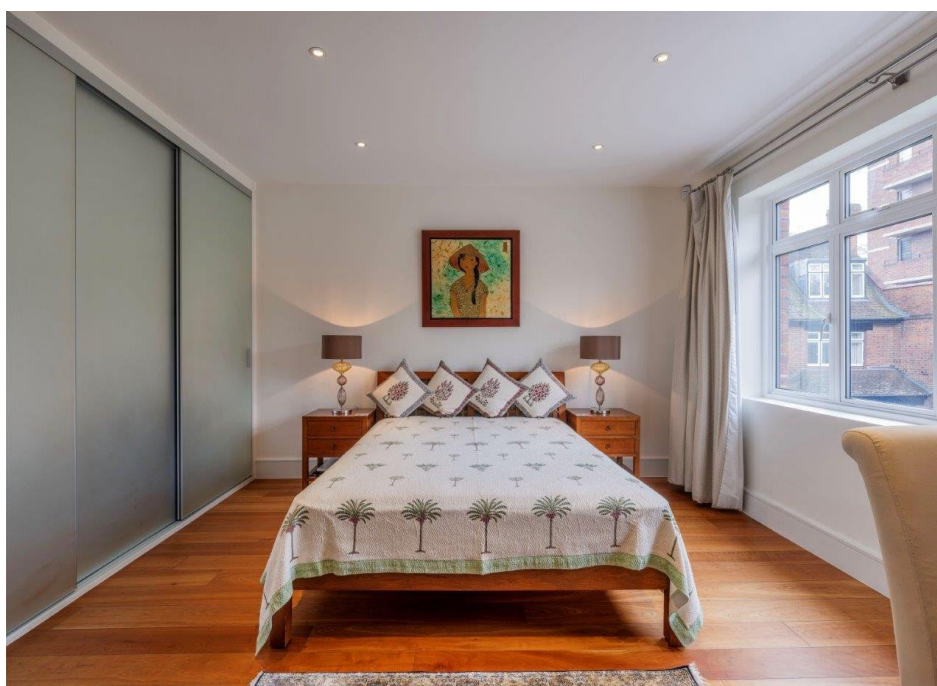
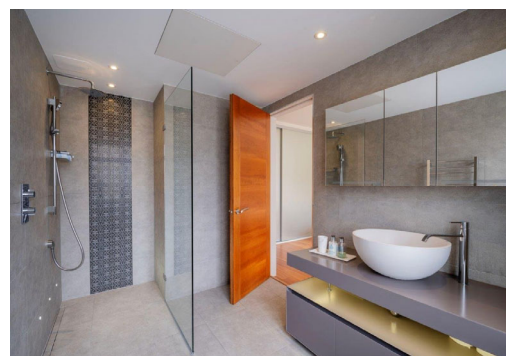
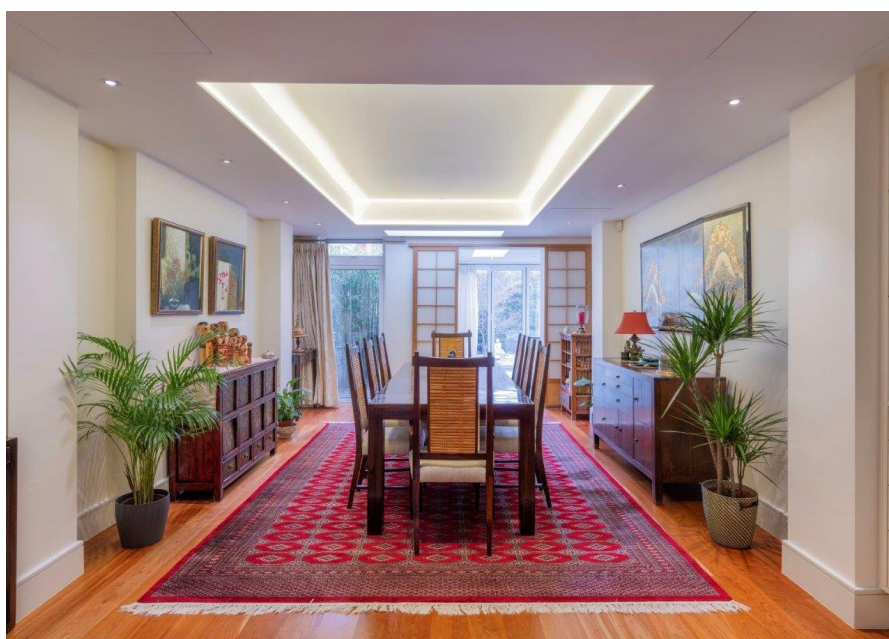
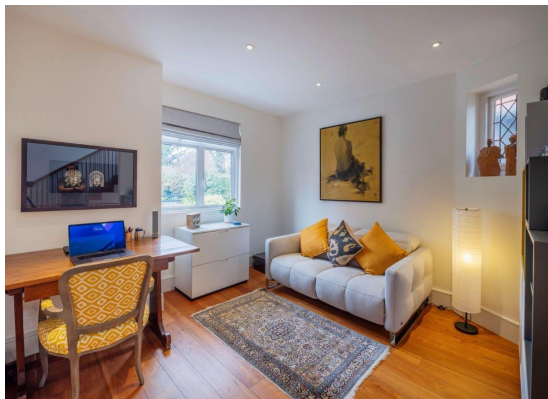
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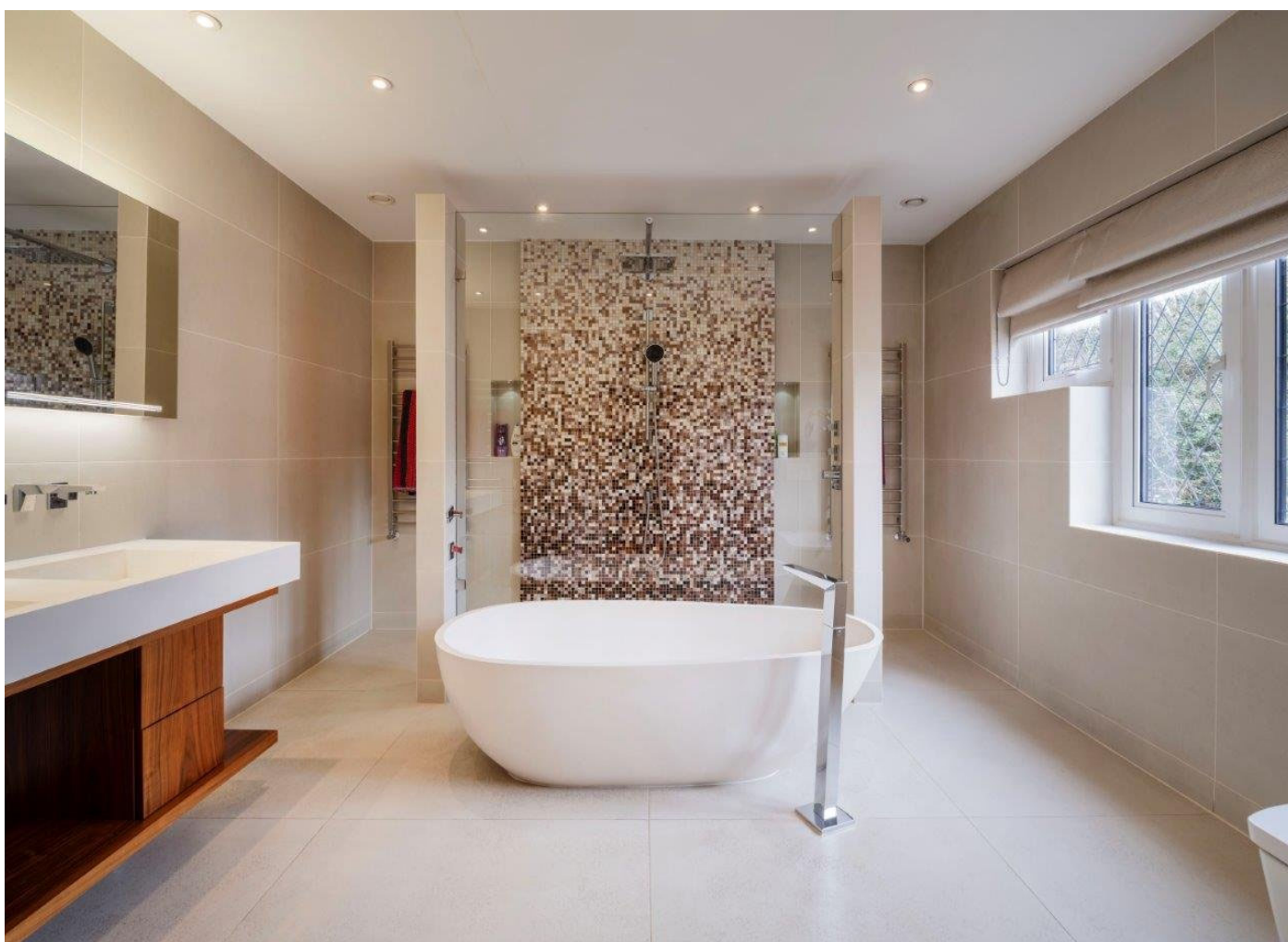
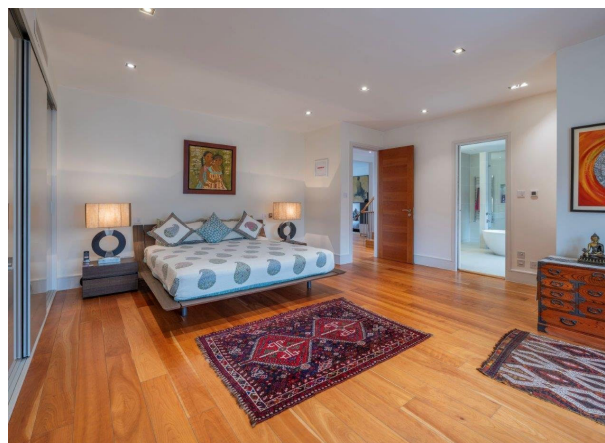
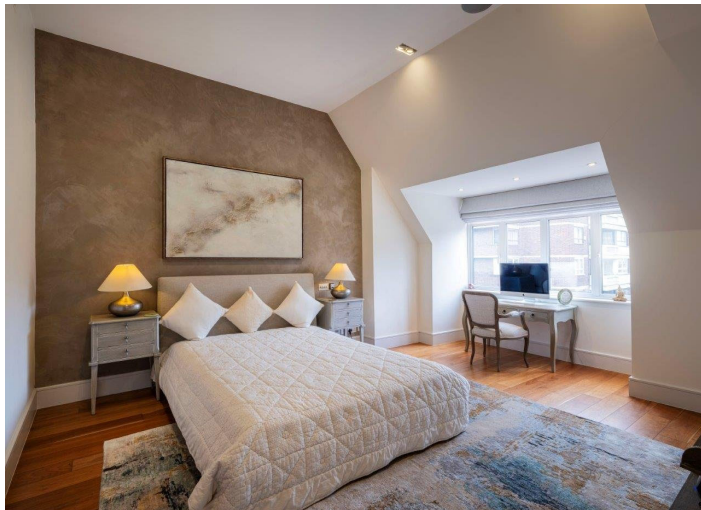




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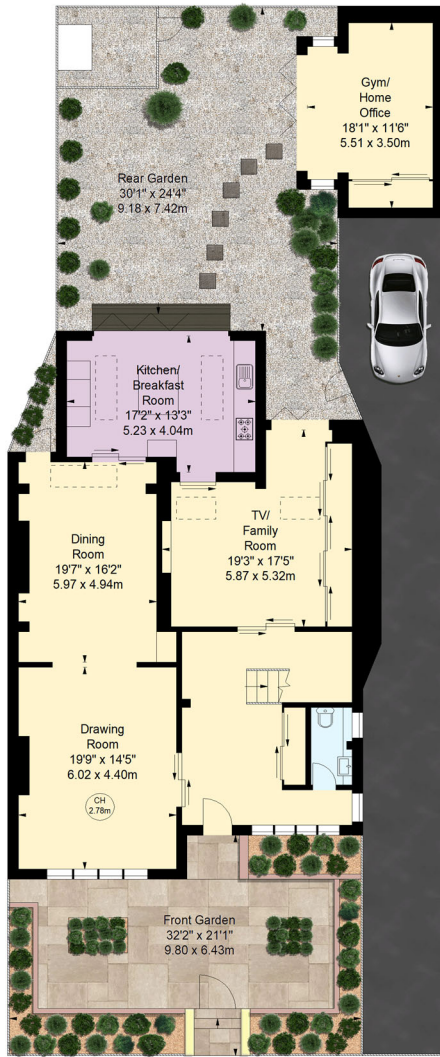
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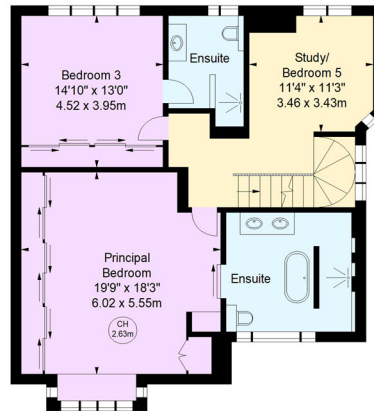
Ground Floor

Vale Close,  
London, W9  
Approximate gross internal area

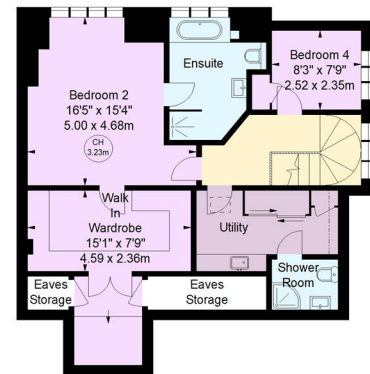
**316.61 sq m / 3,408 sq ft**  
(Including Gym/ Home Office, Excluding Eaves Storage)  
Gym/ Home Office  
17.47 sq m / 188 sq ft  
Eaves Storage  
4.46 sq m / 48 sq ft



Key :  
CH - Ceiling Height



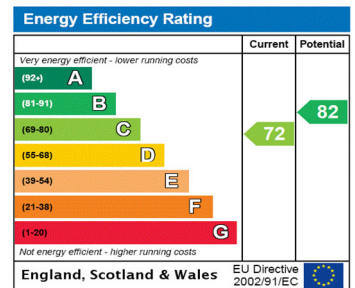
First Floor



Second Floor



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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